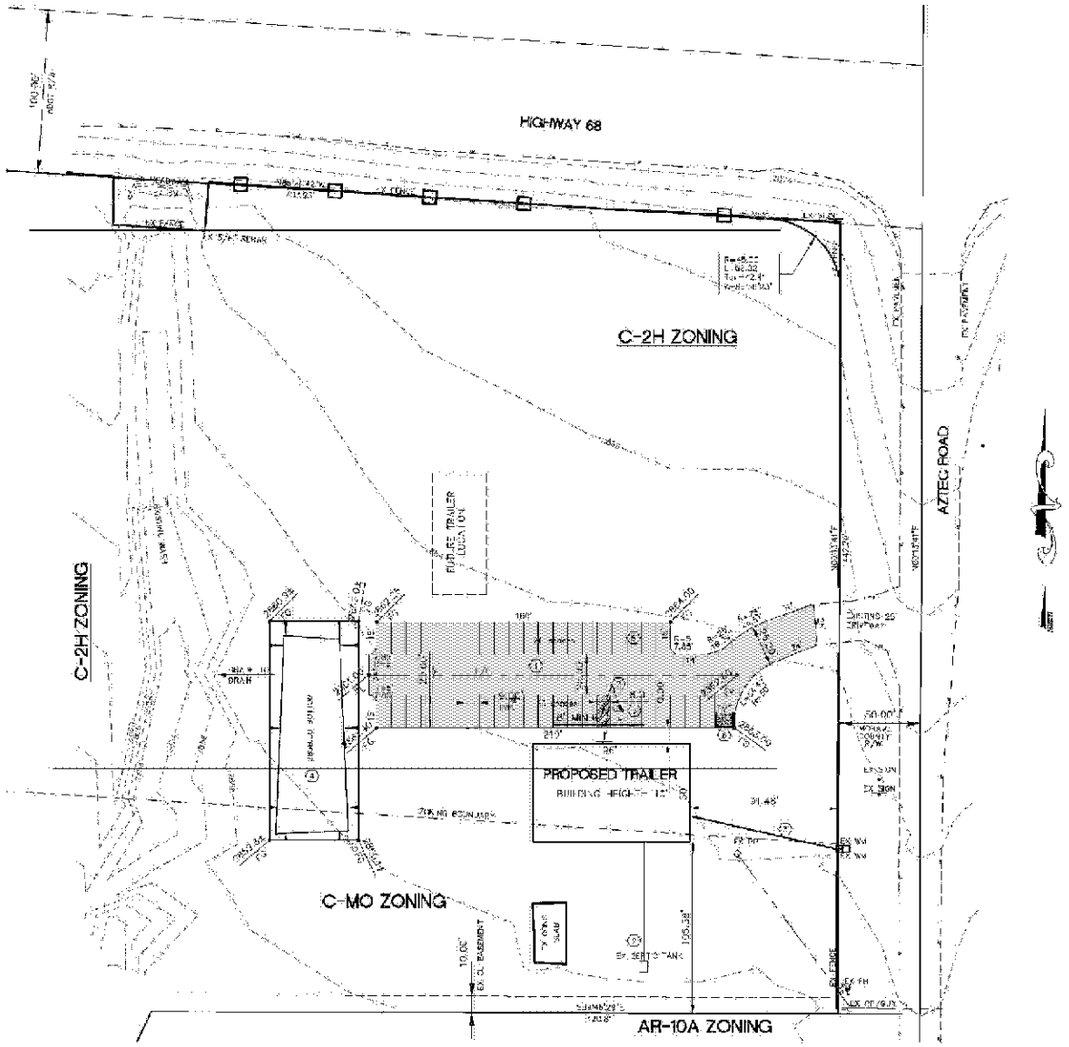
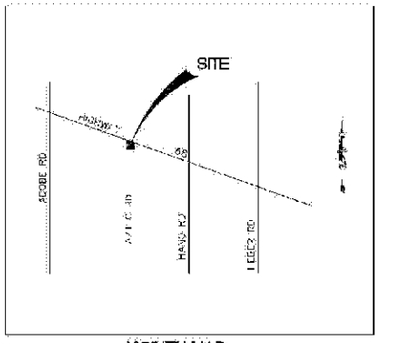
Case 09-14814-gwz Doc 1260-7 Entered 08/13/10 22:26:58 Page 1 of 1

SITE PLAN FOR:

RHODES RANCH GOLDEN VALLEY CONSTRUCTION TRAILER

THIS SITE IS LOCATERD IN A PORTION OF PARCEL 46, CREATED BY RECORD OF SURVEY BOOK 1 PAGES 27 AND 43 IN SECTION 10 T. 21 N., R. 18 W. OF G. AND S.R.M., MOHAVE COUNTY, ARIZONA





VICINITY MAP:
NTS

FLOOD PLAIN:

THE PROJECT IS LOCATED IN ITMA FLOOD PLAIN ZONE AO AREAS OF 100-YEAR FLOOD; (AKA "BASE FLOOD" ELEVATIONS AND FLOOD HAZARD) FACTORS DETERMINED PANEL No 040058 2316 G PANEL REVISED OCTOBER 20, 2006 "FLOOD PLAIN ELEVATIONS HAVE BEEN ADDRESSED WITHIN THE SITE PLAN

BASIS OF BEARING:

THE EAST LINE OF THE SW 1/4 OF SECTION 10, T. 21 N., R. 18 W., GILA AND SALT RIVER MERIDIAN, BEING N 00° 31' 41" E. ASSUMED PER THIS SURVEY

BENCHMARK:

ADOT ALUM CAP 1988 DATUM EL = 2887.37
TIED TO BE CHANNEL AT THE NORTHWEST CORNER OF THIS LOT.

TOPOGRAPHY:

SURVEYED BY STANLEY CONSULTANTS INC. IN APRIL OF 2009.

ASSESSOR'S PARCEL NUMBER:

300-29-003

ACREAGE:

SAID PARCEL CONTAINING 10.935 ACRES MORE OR LESS.

PARKING SHOWN:

PROPOSED CONSTRUCTION TRAILER AS SHOWN

EXISTING ZONING:

C-2 /CMO

PROPERTY OWNER:

SOUTH DAKOTA CONSERVANCY, LLC
4720 S. FORT APACHE RD.
SUITE 300
LAS VEGAS, NEVADA 89147
(702) 873-5538

SETBACK REQIREMENTS:

FRONT: 20'
SIDES: 0'
REAR: 0'

ESTIMATED EARTHWORK QUANTITIES:

CUT = 210 CY
FILL = 0 CY

LEGAL DESCRIPTION:

BEING A PORTION OF LAND AS DESCRIBED IN MO-AVE ISSUE Y OFFICIAL RECORDS AS DECORIBED IN BOOK 3501 PAGES 540 542.

RETENTION CALC'S

10 I.A. IMPERVIOUS AREA
26,926.25
20% = 5385 OF REQUIRED
6087 CF IS SHOWN

UTILITIES

SEWAGE DISPOSAL:	ON SITE SEPTIC	TBD	TBD
WATER:	VALLEY PIONEER WATER COMPANY	2135 N MICKEAL ROAD	(928) 859-4863
ELECTRICITY:	UNISOURCE ENERGY	2498 AIRWAY AVENUE	(928) 96 -4125
TELEPHONE:	FRONTIER COMM.	2105 STOCKTON HILL	(928) 753-2007
GAS:	UNISOURCE ENERGY	2498 AIRWAY AVENUE	(928) 66 -4125
SOLID WASTE (GARBAGE):	WASTE MANAGEMENT	4680 GAILEY DRIVE	(928) 718 4600
SOLID WASTE DISPOSAL:	MOHAVE COUNTY	201 N. 4TH STREET	(928) 753-0723
FIRE PROTECTION:	GOLDEN VALLEY DIST.	3327 N. MAYER RD.	(928) 565-3429

GENERAL NOTES:

1. ALL EARTHWORK CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS STANDARDS SPECIFICATIONS AND SPECIFICATIONS REGARDING ANY SUPPLEMENTS THERETO AND MOHAVE COUNTY ZONING REGULATIONS.

2. BACKFILL AND COMPACTION WITHIN THE MO AVE COUNTY RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH MOHAVE COUNTY FOR INSTALLATION OF UNDERGROUND UTILITIES. WATER SHALL BE NON-PUMPABLY COMPACTED IN 8 INCH MAXIMUM LIFTS. ALL ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH SECTION 601 OF THE LATEST M.A.G. UNIFORM STANDARD SPECIFICATIONS. THE GRADING CONTRACTOR SHALL CHECK WITH UTILITY COMPANIES SPECIFIED IN SECTION 107 OF M.A.G. SPECIFICATIONS.

3. CONTRACTOR OF FILL MATERIAL SHALL MEET THE REQUIREMENTS OF SECTION 211 OF M.A.G. SPECIFICATIONS.

4. A TELEPHONE ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL EXISTING UNDERGROUND OBSTRUCTIONS AND/OR UTILITIES IN THE WORK AREA; HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO TRANSPORTATION AND UTILITY FACILITIES ENCOUNTERED DURING CONSTRUCTION AND SHALL DETERMINE THE EXACT LOCATION OF UTILITIES IN THE AREA.

5. DELETERIOUS MATERIAL AS DEEMED UNSUITABLE BY THE SOILS ENGINEER FOR USE AS EMBANKMENT, SHALL BE REMOVED AND WASTED OFF SITE.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING GRADE AND OTHER STAKING AS REQUIRED TO CONFORM WITH GRADING AND IMPROVEMENT PLANS. INFORMATION SHALL BE GIVEN TO THE ENGINEER AT LEAST FORTY EIGHT (48) HOURS IN ADVANCE OF WHERE STAKING IS THE CONTRACTOR SHALL MAKE NO CLAIM AGAINST THE OWNER OR THE ENGINEER REGARDING INCORRECTNESS OF CONSTRUCTION STAKES SET BY THE ENGINEER UNLESS A RE-SURVEY OF THE STAKES SET BY THE ENGINEER ARE MAINTAINED INTACT AND CAN BE VERIFIED AS TO THEIR ORIGINAL LOCATION BY THE ENGINEER. THE STAKES ARE NOT MAINTAINED INTACT AND CAREFULLY FLAGGED AND PROTECTED DURING ANY NORMAL WORK USUALLY ENCOUNTERED IN LAND DEVELOPMENT CONSTRUCTION WORK IN THIS WORK SHALL BE PERFORMED AT THE SOLE EXPENSE OF THE RESPONSIBLE CONTRACTOR OR SUBCONTRACTOR.

7. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE NOR SHALL BE CONSTRUED TO CREATE ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.

8. THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND HE WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

9. AN APPROVED GRADING PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE REQUESTED BY AN APPROVED PLAN REVISION.

10. ALL EXCAVATION AND GRADING OPERATIONS CONDUCTED WITHIN THE CITY LIMITS SHALL CONTROL DUST BY WATERING. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY DUST CONTROL PERMITS.

11. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING RIGHT-OF-WAY PERMIT, BUILDING PERMIT, GRADING PERMIT, AND ANY OTHER PERMITS THAT MAY BE REQUIRED.

12. FOR WORK WITHIN THE RIGHT OF WAY THE CONTRACTOR SHALL NOTIFY THE MOHAVE COUNTY PUBLIC WORKS, AT LEAST FORTY EIGHT (48) HOURS IN ADVANCE OF ANY CONSTRUCTION FOR INSPECTION.

13. THE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR LOCATION OF SERVICE AND/OR RELOCATION OF UTILITIES IN CONFLICT WITH PROPOSED CONSTRUCTION.

14. THE CONTRACTOR IS RESPONSIBLE TO ADJUST ALL MANHOLES, SEWER CLEANOUT AND WATER VALVES TO FINISHED GRADE WITHIN PROJECT LIMITS.

15. CONTRACTOR SHALL COMPLY WITH THE PROVISION FOR TRAFFIC CONTROL AND BARRICADING AS PER THE MUTCD AND MOHAVE COUNTY PUBLIC WORKS REQUIREMENTS.

16. CONTRACTOR IS ADVISED THAT AN EXCAVATION AND DIRT MOVING PERMIT IS REQUIRED BY MOHAVE COUNTY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN THIS PERMIT AND COMPLY WITH ITS REQUIREMENTS.

17. THE DEVELOPER AND CONTRACTOR SHALL COORDINATE LOCATION OF DRIVEWAYS TO AVOID CONFLICTS WITH UTILITY SERVICE.

KEYNOTES:

1. PROVIDE 6" ASP. W/ 6" CONCRETE OVER 4" AGGREGATE BASE COURSE OVER COMPACTED NATIVE SOIL AS SHOWN HEREON.

2. CONTRACTOR TO INSTALL 6" SEWER LATERAL W/ 6" CLEANOUTS PER MAG STD DTL 404 AND 441 AND AS SHOWN HEREON.

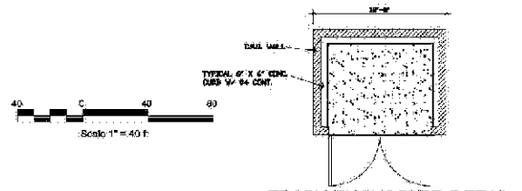
3. CONTRACTOR TO CONNECT TO EXISTING WATER METER PER VALLEY PIONEER STANDARDS

4. CONSTRUCT DETENTION BASIN W/ 3:1 SIDE SLOPES W/ DEPTH AS SHOWN ON THE PLANS.

5. CONSTRUCT PARKING STALLS 9' WIDE 19' DEEP PER MOHAVE COUNTY REQUIREMENTS AND AS SHOWN HEREON.

6. PROVIDING TRASH ENCLOSURE PER DETAIL AS SHOWN HEREON

7. CONSTRUCT HANDICAP PARKING, AISLE, SIGNS & STRIPING PER A.D.A. LATEST STANDARDS AND HAVE A SLOPE OF NO MORE THAN 1:50 IN ANY DIRECTION.



TRASH ENCLOSURE DETAIL
NTS

LEGEND:

X-X-X	EXISTING FENCE
	EXISTING TELE VAN HOLE
	EXISTING SEWER MANHOLE
	PROPOSED 6-20-8" CLEANOUT
	EXISTING LIGHT
	EXISTING CONTOURS
	PROPOSED PAVEMENT
	PROPOSED ELEVATIONS
	EXISTING EDGE OF PAVEMENT
	EXISTING GUY WIRE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE

CALL TWO WORKING DAYS BEFORE YOU DIG
811
BLUE STAKE, INC.
(STATE WIDE NUMBER)

Stanley Consultants INC.
5820 S. Eastern Avenue, Suite 200
Las Vegas, NV 89119-3935
(702) 369-3355 Fax (702) 369-3705
www.stanleygroup.com

RHODES HOMES ARIZONA, LLC
GOLDEN VALLEY RANCH
CONSTRUCTION TRAILER
SITE PLAN
MOHAVE COUNTY, ARIZONA

SCALE 1" = 40'
SCALE (X): N/A
DRAWN BY: FT
CHECKED BY: TT
DATE: 04-12-06

SHEET
SP1
01 - 1 SHEETS

SCI PROJECT
19886.0.00

ST-RH03001